128.0	0003	0023.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,068,500 / 1,068,500
					USE VALUE:	1,068,500 / 1,068,500
					ASSESSED:	1,068,500 / 1,068,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34	-36	MENOTOMY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STANTON MARY L--ETAL
Owner 2:	RUBRAKE SHARON L
Owner 3:	
Street 1:	36 MENOTOMY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,147 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1935, having primarily Wood Shingle Exterior and 2781 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7147.000	556,300	4,700	507,500	1,068,500
Total Card	0.164	556,300	4,700	507,500	1,068,500
Total Parcel	0.164	556,300	4,700	507,500	1,068,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 384.17 | /Parcel: 384.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 128.0-0003-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	556,400	4700	7,147.	507,500	1,068,600	1,068,600	Year End Roll	12/18/2019
2019	104	FV	413,600	4700	7,147.	475,800	894,100	894,100	Year End Roll	1/3/2019
2018	104	FV	419,700	4700	7,147.	393,300	817,700	817,700	Year End Roll	12/20/2017
2017	104	FV	393,300	4700	7,147.	361,600	759,600	759,600	Year End Roll	1/3/2017
2016	104	FV	393,300	4700	7,147.	329,900	727,900	727,900	Year End	1/4/2016
2015	104	FV	349,800	4700	7,147.	323,500	678,000	678,000	Year End Roll	12/11/2014
2014	104	FV	349,800	4700	7,147.	300,700	655,200	655,200	Year End Roll	12/16/2013
2013	104	FV	364,200	4700	7,147.	286,100	655,000	655,000		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	1045-106		6/1/1988		290,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/4/2013	1325	Manual	8,120	C				
12/3/2012	1605	New Wind	3,920	C				
12/29/2010	2444	New Wind	13,000					REPL 15 WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	Inspected	CC	Chris C
4/24/2018	MEAS&NOTICE	CC	Chris C
5/6/2014	External Ins	PC	PHIL C
1/23/2014	Info Fm Prmt	EMK	Ellen K
4/11/2013	Info Fm Prmt	MM	Mary M
2/5/2009	Measured	345	PATRIOT
12/9/1999	Mailer Sent		
11/30/1999	Measured	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7147		Sq. Ft.	Site		0	80.	0.89	9									507,528						507,500	

Total AC/HA: 0.16407 | Total SF/SM: 7147 | Parcel LUC: 104 | Two Family | Prime NB Desc: Brackett | Total: 507,528 | Spl Credit | Total: 507,500

User Acct

83288

GIS Ref

GIS Ref

Insp Date

05/17/18

!10048!

PRINT

Date	Time
12/11/20	00:24:38

LAST REV

Date	Time
06/13/18	09:14:26

apro

PAT ACCT. 10048

USER DEFINED

Prior Id # 1:	83288
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.04252338
Const Adj.:	0.98000199
Adj $ / SQ:	173.685
Other Features:	115000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	683432
Depreciation:	127118
Depreciated Total:	556314

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
1	5	2	
Totals			
2	13	5	

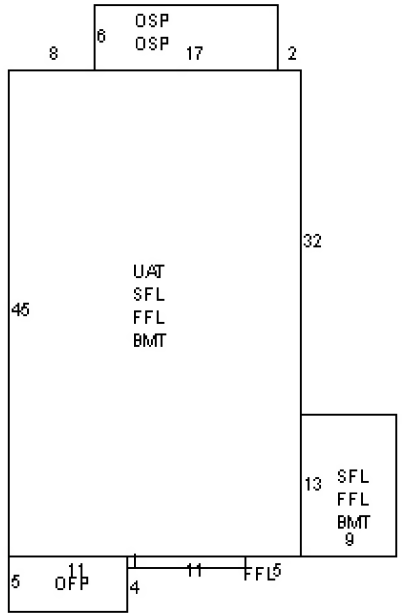
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	173.68
Special Features:	0	Val/Su Net:	121.73
Final Total:	556300	Val/Su SzAd	207.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,343	173.680	233,259
BMT	Basement	1,332	52.110	69,404
SFL	Second Floor	1,332	173.680	231,348
UAT	Upper Attic	304	87.710	26,642
OSP	Screen Porch	204	26.510	5,407
OFP	Open Porch	55	43.120	2,372

Net Sketched Area:	4,570			Total:	568,432
Size Ad	2675	Gross Are	5481	FinArea	2781

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	35	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 128.0-0003-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1935	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700